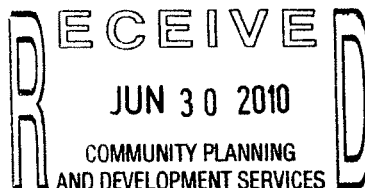




Application for  
**Text Amendment**



**TXT**  
2/09

**City of Rockville**

Department of Community Planning and Development Services

111 Maryland Avenue, Rockville, Maryland 20850

Phone: 240-314-8200 • Fax: 240-314-8210 • E-mail: Cpds@rockvillemd.gov • Web site: www.rockvillemd.gov

2010 JUN 24 PM 12:49  
RECEIVED  
CITY CLERK'S OFFICE

**Application Information:**

Is this an Amendment to Existing Text ? ☒ YES ☐ NO

Add New Zone Classes: ☐ YES ☒ NO

Add New Uses: ☐ YES ☒ NO

Number of new uses: \_\_\_\_\_

Ordinance # \_\_\_\_\_

**Please Print Clearly or Type**

Property Address information 300 West Montgomery Ave., Rockville MD

Project Description To allow expansion of parking of a long standing nonconforming use in a single dwelling unit residential zone.

**Applicant Information:**

*Please supply Name, Address, Phone Number and E-mail Address*

Applicant William A. Pumphrey

7557 Wisconsin Ave., Bethesda, MD 20814, (301) 652-2200, will@pumphreyfh.com

Property Owner RAP Leasing Corp.

c/o R. A. Pumphrey, 300 West Montgomery Ave., Rockville, MD 20850

Architect Bill Doggett, William Doggett Architects

7315 Wisconsin Ave., Bethesda, MD 20814, (301) 986-5566 x10, wdoggett@doggettarchitects.com

Engineer \_\_\_\_\_

Attorney Soo Lee-Cho, Esq.

Miller, Miller, & Canby, 200-B Monroe St., Rockville, MD 20850, (301)762-5212, slcho@mmcanby.com

**STAFF USE ONLY**

**Application Acceptance:**

Application # TX1010-00228

Date Accepted \_\_\_\_\_

Staff Contact \_\_\_\_\_

OR

**Application Intake:**

Date Received 6/30/2010

Reviewed by \_\_\_\_\_

Date of Checklist Review \_\_\_\_\_

Deemed Complete: Yes ☐ No ☐

Application is hereby made with the Rockville Mayor and Council for Approval of a change in the text of the Zoning and Planning Ordinance of Rockville, Maryland.

Page 4 of Article 8 Article 08 Section 05

FROM: Which reads as follows b. Termination  
\_\_\_\_\_  
\_\_\_\_\_

TO: Reads as follows b. c. Termination.  
d. Additional Off-Street Parking - Where a nonconforming use in a Single Dwelling Unit  
Residential Zone has been in continual existence on a lot since prior to August 3, 1932, off-street  
parking for the nonconforming use may be altered, expanded or enlarged  
on the lot and/or on an adjacent lot in accordance with the requirements  
of Article 16 and the Landscaping, Screening and Lighting Manual.

By: William A. Humphrey  
(Signature of Applicant)

Subscribed and sworn before this 20<sup>th</sup> day of May, 2010

My Commission Expires Diana L. Thomson  
Notary Public

Commission expires 3/1/11

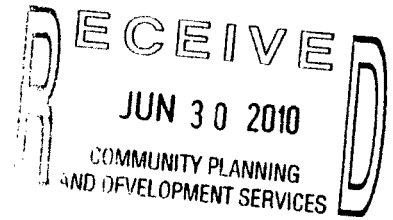
The following documents are furnished as part of the application:

☒ A Complete Application

☒ Filing Fee

Comments on Submittal: (For Staff Use Only)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



ATTACHMENT TO APPLICATION  
TO THE CITY OF ROCKVILLE FOR A  
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: \_\_\_\_\_

The applicant proposes to amend Chapter 25 of the Rockville City Code, otherwise known as the "Zoning Ordinance of the City of Rockville" which was adopted on December 15, 2008, and with an effective date of March 16, 2009, to allow alteration or expansion of off-street parking for certain non-conforming uses.

NOTE: [Brackets] indicate material proposed to be deleted.  
Underlining indicates material proposed to be added.  
\* \* \* indicates text not affected by the proposed text amendment

**Article 10 – Single Dwelling Unit Residential Zones**

\* \* \*

**Sec. 25.10.10 – Nonconformities**

All nonconforming uses and structures within the Single Dwelling Unit Residential Zones must comply with the provisions of Article 8 of this Chapter.

**Sec. 25.08.05 – Nonconforming Uses**

\* \* \*

*bc. Termination*

\*\*\*

d. Where a nonconforming use in a Single Dwelling Unit Residential Zone has been in continual existence on a lot since prior to August 3, 1932, off-street parking for the nonconforming use may be altered, expanded or enlarged on the lot and/or on an adjacent lot in accordance with the requirements of Article 16 and the Landscape, Screening and Lighting Manual.

W. MONTGOMERY AVE.

WILLIAMS STREET

EXISTING  
PRIVATE  
DWELLING  
PARCEL # P 305

LOT SIZE: +/- 21,428 SF  
PARCEL # P 305

EXISTING 3-STORY  
FUNERAL HOME BLDG.  
LOT SIZE: 28,941 SF  
PARCEL # P 303  
300 W. MONTGOMERY AVE.  
ROCKVILLE, MD 20850  
2,678 SF GROSS

LOADING

RAMP

RAMP

EXISTING 2-STORY  
GARAGE BLDG

EXISTING ASPHALT  
PARKING LOT &  
DRIVEWAY

(16 SPACES)

PROPOSED PARKING  
LOT EXPANSION

(31 SPACES)

EXISTING 7' HIGH  
MASONRY WALL

EXISTING 7' HIGH  
MASONRY WALL

ALLEY

ALLEY

↑ SITE PLAN-PROPOSED PARKING LOT EXPANSION  
SCALE: 1/16" = 1'-0"

